



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.tornet.com.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed
Friday, November 24

Thursday, November 23 (Thanksgiving Day)

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, NOVEMBER 15, 2006
7:00 P.M.

**"As we express our gratitude, we must never forget
that the highest appreciation is not to utter words,
but to live by them."**

~JOHN FITZGERALD KENNEDY~

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at
3031 Torrance Boulevard on 11/9/06.
5. **APPROVAL OF MINUTES: OCTOBER 18, 2006**
6. **REQUESTS FOR POSTPONEMENTS**

ROLL CALL: ____ Browning ____ Busch ____ Gibson ____ Horwich ____ Uchima ____ Chairperson Faulk

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

- A. CUP06-00018, CUP05-00027: FANCHER DEVELOPMENT (NINA RAEY)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an indoor commercial recreation center in conjunction with interior tenant improvements and minor exterior changes to an existing commercial building on property located in the Hawthorne Boulevard Corridor Specific Plan in the North Torrance Sub-District at 4240 Redondo Beach Boulevard Suite A. (Res. No. 06-120, 06-121)

9. WAIVERS

10. FORMAL HEARINGS

- A. CUP06-00020: MICHAEL MCCRALEY
Planning Commission consideration for approval of a Conditional Use Permit to allow wine tasting in conjunction with a retail wine establishment on property located in the PD Zone at 2733 Pacific Coast Highway Suite D. (Res. No. 06-126)
- B. PRE06-00002: DAMIEN AND JOANNA DELANY (PRITZKAT ARCHITECTS/ KEITH JOHNSON)
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a second story addition to an existing one story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5506 Green Meadows Street. (Res. No. 06-127)
- C. PRE06-00029: GLEN AND DEBBIE WOOD
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of one story additions in conjunction with interior remodeling to an existing one story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5619 Sunnyview Street. (Res. No. 06-128)

11. RESOLUTIONS

- A. WAV06-00018: D. RALEIGH HARRIS
Planning Commission consideration of a resolution approving a Waiver of rear yard setback requirement in conjunction with a one story addition to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 429 Via Los Miradores. (Res.No.06-125)

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

A. ROOF DECK REVIEW

Planning Commission consideration of a citizen's request to review the approval process for roof decks within residential zones.

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

15. LIST OF TENTATIVE PLANNING COMMISSION CASES

16. ORAL COMMUNICATIONS FROM THE PUBLIC

17. ADJOURNMENT

ROLL CALL: ____ Browning ____ Busch ____ Gibson ____ Horwich ____ Uchima ____ Chairperson Faulk